

**TOWN OF TRUCKEE
PLANNING COMMISSION
REGULAR MEETING**

March 14, 2001, 6:00 P.M.

TOWN HALL BOARD ROOM
10183 TRUCKEE AIRPORT ROAD, TRUCKEE, CALIFORNIA

AGENDA

1. CALL TO ORDER.

2. ROLL CALL. Planning Commission Members Tryggvi, Owens, Richards, Threshie and Zabel.

3. PLEDGE OF ALLEGIANCE.

4. APPROVAL OF MINUTES.

4.1 September 13, 2000 - Regular Meeting

4.2 February 14, 2001 - Regular Meeting

5. ELECTION OF OFFICERS.

6. PUBLIC COMMENTS. Time set aside for the public to address the Commission on any matter not on the agenda. Testimony related to any agendaized matter should be addressed at the time that item is considered. Comments are limited to three minutes.

7. PRESENTATIONS.

8. PUBLIC HEARINGS.

8.1 Application No. 99-070/TM/PD (Tentative Map, Planned Development);
Applicant/Owner Cliff Hartwell and Joe McGinity; Staff Planner Gavin Ball.

This project proposes to create 12 single-family residential parcels from an existing 3.26-acre parcel utilizing the provisions of the Planned Development overlay district to allow a variation from specific development standards contained within the applicable DRH, High Density Residential, base zoning district. The project site is located on the east end of East River Street on the south side of the street directly abutting the Truckee River (APN # 19-450-04).

Staff Recommendation: That the Planning Commission adopt Planning Commission Resolution No. 2001-03 taking the following actions on this project: 1) Adopt a Mitigated Negative Declaration for the project; 2) Find that the project will have an adverse impact on wildlife resources and is subject to the DFG environmental filing fee; 3) Approve a planned development for the project as set forth in Exhibit A approving modifications to the requirements of the Development Code; 4) Approve the tentative map for the project, subject to the conditions of approval set forth in Exhibit B; and 5) Adopt the findings set forth in Exhibit C in support of the adoption of a Mitigated

Negative Declaration and approval of the planned development and tentative map applications.

8.2 Application No. 99-127/CUP (Conditional Use Permit); Applicant Faulkner Architects; Owner Brown Development Co.; Staff Planner Stacy Wydra.

The applicant is requesting a conditional use permit to construct a 13,446 s.f. industrial building on a 1.42-acre parcel. The project site is located approximately 400 feet south of Soaring Way at 12177 Business Park Drive (APN # 19-440-43).

Staff Recommendation: That the Planning Commission adopt Planning Commission Resolution No. 2001-04 taking the following actions: 1) Adopt a Mitigated Negative Declaration for the project and direct staff to file a Notice of Determination for the project; 2) Find that the project will have an adverse impact on the wildlife resources and is subject to the DFG environmental filing fee; 3) Approve the conditional use permit application subject to the conditions of approval contained within the staff report, providing direction on design consistency of the proposed building materials; and 4) Adopt findings in support of these actions.

8.3 Application No. 00-114/CUP (Conditional Use Permit for Tahoe Forest Hospital Expansion Project); Applicant Tahoe Forest Hospital District; Staff Planner Stacy Wydra.

The project involves a conditional use permit application proposing to construct an approximate 43,594 s.f., two-story addition to the west of the existing hospital building and a 2,942 s.f. single-story surgery addition. The project site is located at 10121 Pine Avenue (APN # 18-630-08, 18-632-10, 18-650-04, 18-651-04, 18-651-05, 18-651-07, and 18-651-08).

Staff Recommendation: That the Planning Commission adopt Planning Commission Resolution No. 2001-05 approving the use permit with conditions and adopting findings in support of these actions.

9. STAFF REPORTS.

10. ACTION ITEMS.

10.1 Appointment of Commissioner to the Screening Panel for the Historic Preservation RFP.

11. PUBLIC WORKSHOPS.

12. COMMISSION MEMBER REPORTS. During this time the Commissioners may make a brief announcement or update each other on various other meetings they have attended since the last Commission meeting. Furthermore, a Commissioner may provide a reference to staff for factual information, request staff to report back to the body of a subsequent meeting concerning any matter, or may direct staff to place a matter of business on a future agenda. However, no action will be taken at this meeting during this time.

13. INFORMATION ITEMS.

13.1 Announcement of March 20, 2001 meeting on the Hilltop Master Plan at the Cottonwood Restaurant at 4:00 p.m.

14. ADJOURNMENT. To the next regularly scheduled Commission meeting on April 11, 2001 in the Town Hall Board Room at 10183 Truckee Airport Road.

NOTE: Agenda packets will be available for public review at the Community Development Department, The Copy Center, and the Truckee Public Library. The public is welcome to make copies of the packet at The Copy Center. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building and Safety Official at (530) 582-7820. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].